066.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	885,600 / 885,600
					USE VALUE:	885,600 / 885,600
					ASSESSED:	885,600 / 885,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERRANTE C. THOMAS
Owner 2:	MILCH IVA
Owner 3:	
Street 1:	29 EDGEHILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Brick Veneer Exterior and 2685 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5665.000	469,300	3,300	413,000	885,600
Total Card	0.130	469,300	3,300	413,000	885,600
Total Parcel	0.130	469,300	3,300	413,000	885,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.85 /Parcel: 329.85

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 42224

GIS Ref

GIS Ref

Insp Date 11/09/18

!5661!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 066.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	469,300	3300	5,665.	413,000	885,600		Year end	12/23/2021
2021	101	FV	442,700	3300	5,665.	413,000	859,000		Year End Roll	12/10/2020
2020	101	FV	442,600	3300	5,665.	413,000	858,900	858,900	Year End Roll	12/18/2019
2019	101	FV	366,100	3300	5,665.	383,500	752,900	752,900	Year End Roll	1/3/2019
2018	101	FV	366,100	3300	5,665.	383,500	752,900	752,900	Year End Roll	12/20/2017
2017	101	FV	366,100	3300	5,665.	336,300	705,700	705,700	Year End Roll	1/3/2017
2016	101	FV	366,100	3300	5,665.	306,800	676,200	676,200	Year End	1/4/2016
2015	101	FV	326,600	3300	5,665.	271,400	601,300	601,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:33:54

LAST REV

Date	Time
12/01/20	10:04:10
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5661

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VILA JEAN-LUC	25045-291		12/8/1994		265,000	No	No	Y	

USER DEFINED

Prior Id # 1:	42224
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/1996	438	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	Info At Door	BS	Barbara S
4/3/2009	Entry Denied	372	PATRIOT
10/5/1999	Meas/Inspect	267	PATRIOT
7/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5665		Sq. Ft.	Site		0	70.	1.04	12									412,967						413,000	

Total AC/HA:	0.13005	Total SF/SM:	5665	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	412,967	Spl Credit		Total:	413,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23651028
Const Adj.:	1.01489842
Adj $ / SQ:	169.416
Other Features:	114942
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	576575
Depreciation:	107243
Depreciated Total:	469332

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

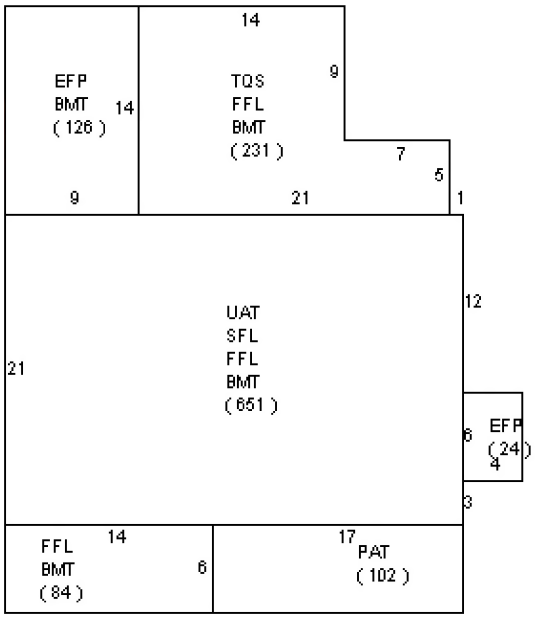
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	186.36
Special Features:	0	Val/Su Net:	142.34
Final Total:	469300	Val/Su SzAd	262.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	73.950	80,753
FFL	First Floor	966	169.420	163,656
SFL	Second Floor	651	169.420	110,290
TQS	3/4 Story	173	169.420	29,351
UAT	Upper Attic	163	108.430	17,646
EFP	Enclos Porch	150	46.050	6,908
PAT	Patio	102	6.010	614

	Net Sketched Area:	3,297	Total:	409,218	
Size Ad	1790.25	Gross Area	3843	FinArea	2685

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70		
UAT	100	FLA	80		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1929	27.63	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300